

# 23 Chisholm Circle, Seville Grove, WA 6112



## House For Sale

Wednesday, 10 April 2024

23 Chisholm Circle, Seville Grove, WA 6112

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 2

**Area:** 623 m2

**Type:** House



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**From \$619,000**

When was the last time you felt that you had all the space you need? As we get older we collect things – clothes, furniture, toys, pets and people. Have you outgrown your home to the extent that you are asking yourself, "Who or what can be moved on?" This can be a dangerous place in which to find yourself. Why not move to a 174sqm home on 623sqm of land that has big rooms and several areas to put your stuff and family members. How valuable is space! All bedrooms are double sized, the kitchen/dining/family room is huge and a spacious games room and loungeroom are appealing extra areas. The large study/work room is an additional asset, and the massive outdoor entertainment area will thrill. Parking for the extra vehicles? No problem here with a double carport, double driveway and a strip of hardstand alongside. Seville Grove has developed in recent years to suit families. This affordable home is in a sought-after area, close to amenities with a childcare centre, primary school, high school, bus stop, huge recreation park, fitness and aquatic centre, shopping centre and the arterial routes of Tonkin Hwy and Armadale Rd within 2 kms of home. The upgraded train service which will be open next year, is just 3.3kms away. How good can life be in a big home with extensive outdoor living area and enough land around the back to keep you and children amused, in an appealing part of the world close to most of what you want. You know how fast properties are selling. Please call or email the office to register your interest in this home. ☎9496 1122. [office@maggieburke.com.au](mailto:office@maggieburke.com.au)

Features: \*Double sized bedrooms \*Ensuite & walk-in robe \*Built-in robe in bedroom 2, recess in bed 3 & 4 \*Large kitchen/dining/family \*Spacious games \*Loungeroom \*Office \*Reconstituted granite benchtops \*Large breakfast bar \*Dishwasher \*Electric oven & gas hotplate \*Rangehood \*Pantry \*Linen cupboard \*4 r/c air con units \*Insulation \*Big picture windows \*Roller shutters on all windows \*Security screens on doors \*TV aerials in 3 rooms \*2 garden sheds \*Huge outdoor entertainment patio \*Double carport \*Solar array \*Gas HWS \*Lemon & mandarin fruit trees

Council rates: ~\$2408 Water rates: ~\$1181 Land size: 623sqms Zoning: R15

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